

OWNER/DEVELOPER:

TOM SIMONS
409 W. 2ND STREET
GILLETTE, WY 82716
307-685-8177

ENGINEER:



SLOAN ENGINEERING SERVICES, LLC
809 SUTHERLAND COVE LN
GILLETTE, WY 82718
605-390-4916

GENERAL CONTRACTOR:

SMITH CONSTRUCTION, INC.
3302 E. 2ND STREET
GILLETTE, WY 82718

GENERAL NOTES:

1. ALL WORK SHALL BE IN CONFORMANCE WITH THE 2017 COG DESIGN STANDARDS AND 2017 COG STANDARD CONSTRUCTION SPECIFICATIONS.
2. CONTRACTOR SHALL CONTACT ONE-CALL OF WYOMING FOR UTILITY LOCATES PRIOR TO CONSTRUCTION.
3. THESE DRAWINGS DO NOT INCLUDE THE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. ALL SAFETY RULES, REGULATIONS, AND IMPLEMENTATION ON-SITE IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
4. CONTACT THE CITY OF GILLETTE GIS DEPARTMENT FOR BENCHMARK INFORMATION.
5. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ALL UTILITIES ENCOUNTERED DURING CONSTRUCTION AND SHALL NOT BACKFILL UNTIL THE ENGINEER HAS MADE A VISUAL AND WRITTEN RECORD OF THE LOCATION AND CONDITION. LOCATIONS AND ELEVATIONS SHALL BE RECORDED ON ALL EXPOSED UTILITIES.
6. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH UTILITY COMPANIES FOR RELOCATION OF ANY GAS LINES, PHONE LINES, ELECTRIC LINES, FIBER LINES, OR CABLE TV LINES.
7. ALL PUBLIC UTILITY PIPELINES LOCATED WITHIN PUBLIC RIGHTS OF WAY, FUTURE RIGTHS OF WAY, OR PUBLIC UTILITY EASEMENTS SHALL MEET CITY OF GILLETTE TRENCH COMPACTION REQUIREMENTS.
8. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL SURVEYING SERVICES FOR THE PROJECT.
9. CONTRACTOR SHALL PROVIDE AND INSTALL DETECTABLE METAL LOCATING TAPE FOR ALL PUBLIC UTILITY LINES.
10. SURVEY MONUMENTS, PUBLIC AND PRIVATE (INCLUDING REBAR, ALUMINUM CAP, BRASS CAP, IRON PIPE, ETC.), LOCATED IN OR NEAR THE CONSTRUCTION AREA SHALL NOT BE DISTURBED.
11. WATER MAIN WAS BURIED 5.5' DEEP MIN., 6.0' DEEP MAX., UNLESS OTHERWISE NOTED ON THE PLANS.
12. A MINIMUM OF 10' HORIZONTAL SEPARATION, OR 1.5' VERTICAL SEPARATION (AT CROSSINGS) SHALL BE MAINTAINED BETWEEN ALL PUBLIC UTILITIES.
13. ALL CONSTRUCTION AND OPERATIONS SHALL BE CONFINED TO DEVELOPER'S PROPERTY, PUBLIC EASEMENTS, OR CONSTRUCTION EASEMENTS.
14. ALL TRAFFIC CONTROL AND SIGNING SHALL COMPLY WITH THE LATEST EDITION OF THE MUTCD.
15. CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF ALL REQUIRED BMPs PRIOR TO CONSTRUCTION.
16. CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING AND MAINTAINING THE PROJECT SWPPP THROUGHOUT THE DURATION OF THE PROJECT.

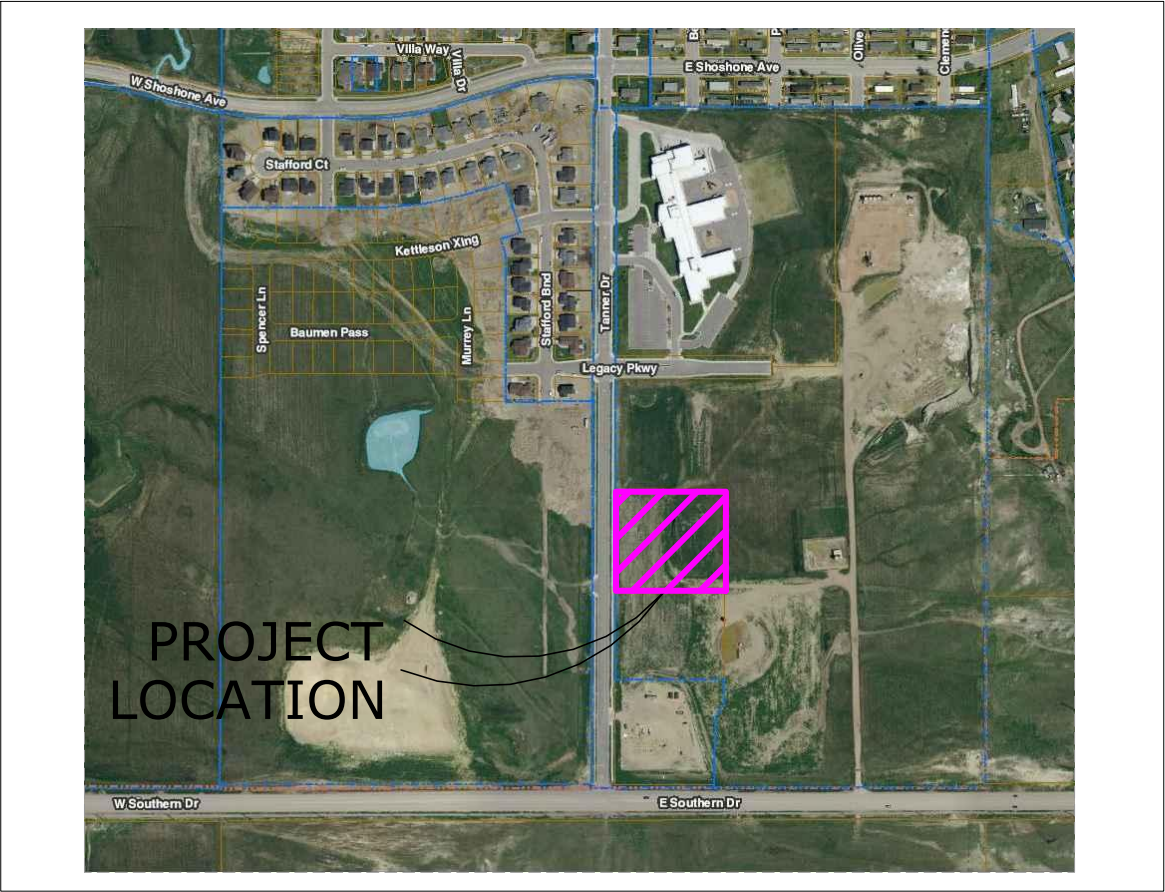
FLIGHT ZONE DEVELOPMENT PLAN

TRACT B4,
LEGACY POINTE SUBDIVISION
CITY OF GILLETTE, WYOMING
CAMPBELL COUNTY, WYOMING



CALL BEFORE YOU DIG
ONE-CALL OF
WYOMING
1-800-849-2476
OR
811
UTILITY NOTIFICATION CENTER OF WYOMING

REV. #	REVISION DESCRIPTION	DATE	BY



VICINITY MAP
N.T.S.

SHEET NO.

SHEET TITLE

DP-1 COVER SHEET
DP-2 DEVELOPMENT PLAN
DP-3 LANDSCAPE PLAN
DP-4 DETAILS

TOTAL # OF SHEETS = 4

CRITICAL LOT INFORMATION:

LOT AREA: 133,864.05 SF = 3.07 ACRES
BUILDING AREA: 25,000 SF
PARKING/DRIVE AREA: 55,045 SF
PEDESTRIAN WALK AREA: 4,780 SF
LANDSCAPING AREA: 52,350 SF
DRAINAGE STRUCTURE AREA: 265 SF
PROVIDED STANDARD SPACES: 119
PROVIDED HANDICAP SPACES: 6
TOTAL PARKING SPACES: 125

FLIGHT ZONE
DEVELOPMENT PLAN
COVER SHEET

IT IS AGREED THAT THE CONDITIONS OF THIS DEVELOPMENT PLAN SHALL BE BINDING UPON THE UNDERSIGNED, THEIR SUCCESSORS AND ASSIGNS, SHALL LIMIT AND CONTROL THE ISSUANCE AND VALIDITY OF ALL ZONING PERMITS, AND SHALL RESTRICT AND LIMIT THE LOCATION, CONSTRUCTION AND USE OF ALL LAND AND STRUCTURES INCLUDED WITHIN THE PLAN TO ALL OF THE CONDITIONS SET FORTH UPON THE PLAN; AND THAT THE DEVELOPMENT PLAN MAY BE AMENDED ONLY UPON APPLICATION TO AND APPROVAL BY THE PLANNING COMMISSION.

EXECUTED THIS _____ DAY OF _____, _____, BY:

STATE OF WYOMING)
COUNTY OF CAMPBELL) SS.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, A.D., _____, BY _____ AS A FREE AND VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

APPROVED BY THE CITY OF GILLETTE PLANNING COMMISSION

THIS _____ DAY OF _____, A.D., _____.

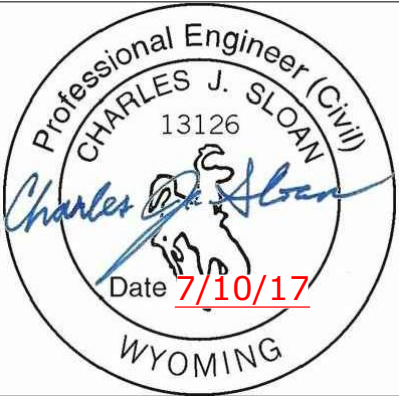
CHAIRMAN

ATTEST: SECRETARY

THE DEVELOPMENT PLAN WAS FILED FOR RECORD IN THE
OFFICE OF THE CLERK AND RECORDED AT _____ O'CLOCK,
____.M., _____.

COUNTY CLERK

"I CERTIFY THAT THE CONSTRUCTION INSPECTION AND "RECORD DRAWINGS" PREPARATION WERE PERFORMED BY ME OR UNDER MY DIRECT CONTROL AND SUPERVISION. THE CONSTRUCTION DETAILS AS SHOWN ON THESE "RECORD DRAWINGS" ARE ACCURATE AND COMPLETE TO THE BEST OF MY KNOWLEDGE AND BELIEF."



DATE: 06/14/2017
JOB NO: XXXXX
DRAWN BY: CJS
APPROVED BY: CJS

COVER SHEET
DP-1